



JAMES
ANDERSON



TO LET

Lambton Road, London, SW20

£2,200 Per Month

Per Month

Introducing this stunning new build two-bedroom apartment, perfectly situated close to Raynes Park Station. This modern residence offers a perfect blend of style, comfort, and convenience.

The apartment features a spacious open-plan kitchen, equipped with high-end appliances and sleek finishes, ideal for both everyday living and entertaining. The contemporary bathroom boasts a luxurious freestanding bath and a walk-in shower, providing a spa-like experience in the comfort of your own home.

Both bedrooms are generously sized and come with ample storage, ensuring you have plenty of space to keep your belongings organized. The large windows in each room allow for an abundance of natural light, creating a bright and inviting atmosphere.

One of the highlights of this apartment is the private balcony, offering a perfect spot to unwind and enjoy the fresh air. Its proximity to Raynes Park Station makes commuting a breeze, while the local area offers a variety of shops, restaurants, and cafes for your convenience.



Two Bedrooms



Contemporary Bathroom



Bright Reception Room



Open Plan Kitchen



EPC B / Council Tax C / £2,538.46 Deposit



Raynes Park Station



Excellent Local Schools



Shops and Cafe's



Balcony



12 Month Minimum Tenancy / £507.69 Holding Deposit



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

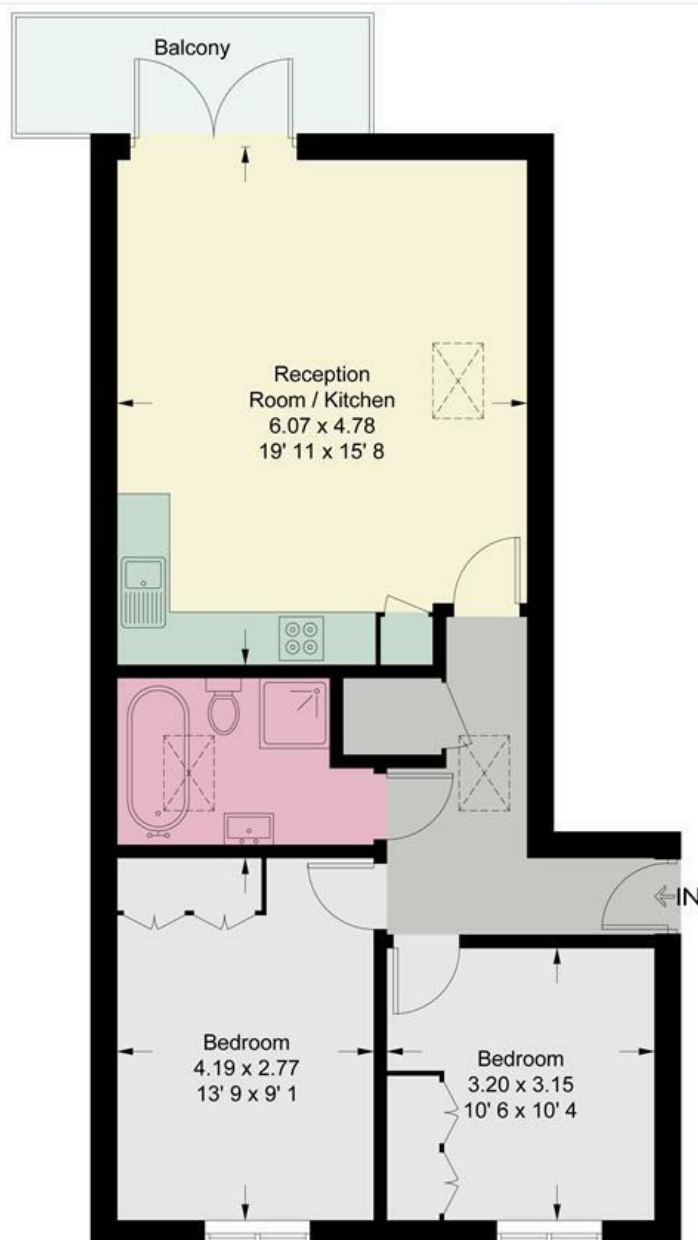
0208 878 8688

Lambton Road

Approximate Gross Internal Area = 698 sq ft / 64.9 sq m



JAMES
ANDERSON



Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
85		85	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

